

**Eliana Hassan**

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**From:** Elizabeth Dumanian <elizdumanian@gmail.com>  
**Sent:** Sunday, March 17, 2019 6:44 PM  
**To:** Eliana Hassan  
**Subject:** 852 Parma Way

Hi,

We live next door to 853 Parma Way ( we are at 840) and are writing to give feedback about the proposed new house.

1. We want to be sure the second floor windows do not look into our dining or family rooms.
2. We request that 7 foot, fast growing, non shedding trees be planted along the fence/property line to provide screening
3. We would like to request no music be played outside during construction

Thanks you very much,  
Elizabeth Dumanian

## Eliana Hassan

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**From:** Roxanne Nelsen <rcnelson@att.net>  
**Sent:** Sunday, March 17, 2019 9:32 PM  
**To:** Eliana Hassan  
**Subject:** Construction at 852 Parma Way  
**Attachments:** IMG\_2459.jpg; IMG\_2462.jpg; IMG\_2466 (1).jpg

Hi Ellie,

Thank you for your help going over the plans this week. The following are my comments and concerns about the construction.

Question - Will the house have Air Conditioning? I couldn't find it on the plan. If yes, where is the compressor planned to go? I am concerned that it will be near the garage on the side, and will be right outside my office. I don't have air conditioning, so in warm weather, my windows are generally open. the sound of a compressor could really interfere in my ability to work.

General concern - The sound of music played outside all day long during construction. I would like to request that this be banned or limited, so that I can work.

Error - The sample photo of what the house will look like is misleading, in that it appears to show a large tree (just above / behind the lemon tree in the front yard of 852 Parma) that doesn't exist. Not now, and I couldn't find where it would be in the plantings that are planned, let alone a two story tree. That would take 15 years or more to grow.

Existing Plantings - Current plantings between the houses is an overgrown (and needs trimming/ thinning) pyracantha at the side of my house, in my yard and Ivy on a section of collapsing fence that according to the owner of 852 Parma, will be removed. Next plant is the olive tree in my back yard.

Fence - the owner of 852 Parma to rebuild the existing 6' fence from the same point that fence now starts in my yard in the same style, with an 18" to 2" lattice on top. This would be 100% at the expense of the owner of 852 Parma.

For between the houses I have two positions, depending on what is done with the second story windows.

If all my issues with the 2nd story windows are resolved to maintain privacy - I will be fine with the owner of 852 Parma rebuilding the existing 6' fence from the same point that fence now starts in my yard in the same style, with an 18" to 2" lattice on top. No plantings would be requested, just the fence

If the issues with the 2nd story are not resolved, and there will be sight lines into my 1st and 2nd story bedrooms, then I would request that there be plantings on the 852 Parma lot side line of a leafy plant (maintains leaves year-round), tolerant of minimal sun (as there is not much sun between the houses) that will be planted at least 2 - 2 1/2' apart, grow a minimum of 2' / year and that whatever is planted is 8' to 10' tall to when first planted. They will need to grow to about 20' tall to block looking into my bedrooms.

2nd Story windows:

Stairs - there is a window at the level of a second story window that looks directly into the window of my 1st floor front bedroom. Suggestion is to move these windows to the front of the house, instead of looking to the side at the neighbors.

Balcony. - the 45 degree angle window looking towards 868 Parma will also look directly into the window of my 1st floor front bedroom. Suggestion is to either construct this window with frosted glass (as it doesn't appear to open) or to remove the bow part of the balcony and have it flat to the front. This would remove the angled window.

Bedroom - there are two windows planned. I request that these either be removed, or changed to a frosted glass and only open angled open from the top so that it would be difficult to look out, but would allow air. If more light / air is desired a skylight or two would provide both.

While the bedroom windows are 5' above the floor, they are at an equal height with my 2nd story bedroom windows on that side. This would result in a clear sight line into my bedroom. While there might be plantings done between the houses, it would take years (estimate 5 years minimum) before they would provide any screening.

Also, my backyard will lose privacy on the deck and pool, as the farther back window in the bedroom (on the side) will have a sight line into the backyard, while the Olive tree will provide some screening, it will not be that much.

I have attached a few of photos that I took today. The first shows the existing plantings (minimal) between the two houses (not counting the front yard). The second shows a view from my 2nd story bedroom window, to illustrate the clear sight lines between my existing bedroom and the proposed 2nd story bedroom at 852 Parma. The third shows the view from the backyard deck of 868 Parma Way of the roof of the existing house at 852 Parma Way, which will be the location of the second story.

Regards,

Roxanne Nelsen  
868 Parma Way  
Los Altos, CA 94024

cell 650.224.4165



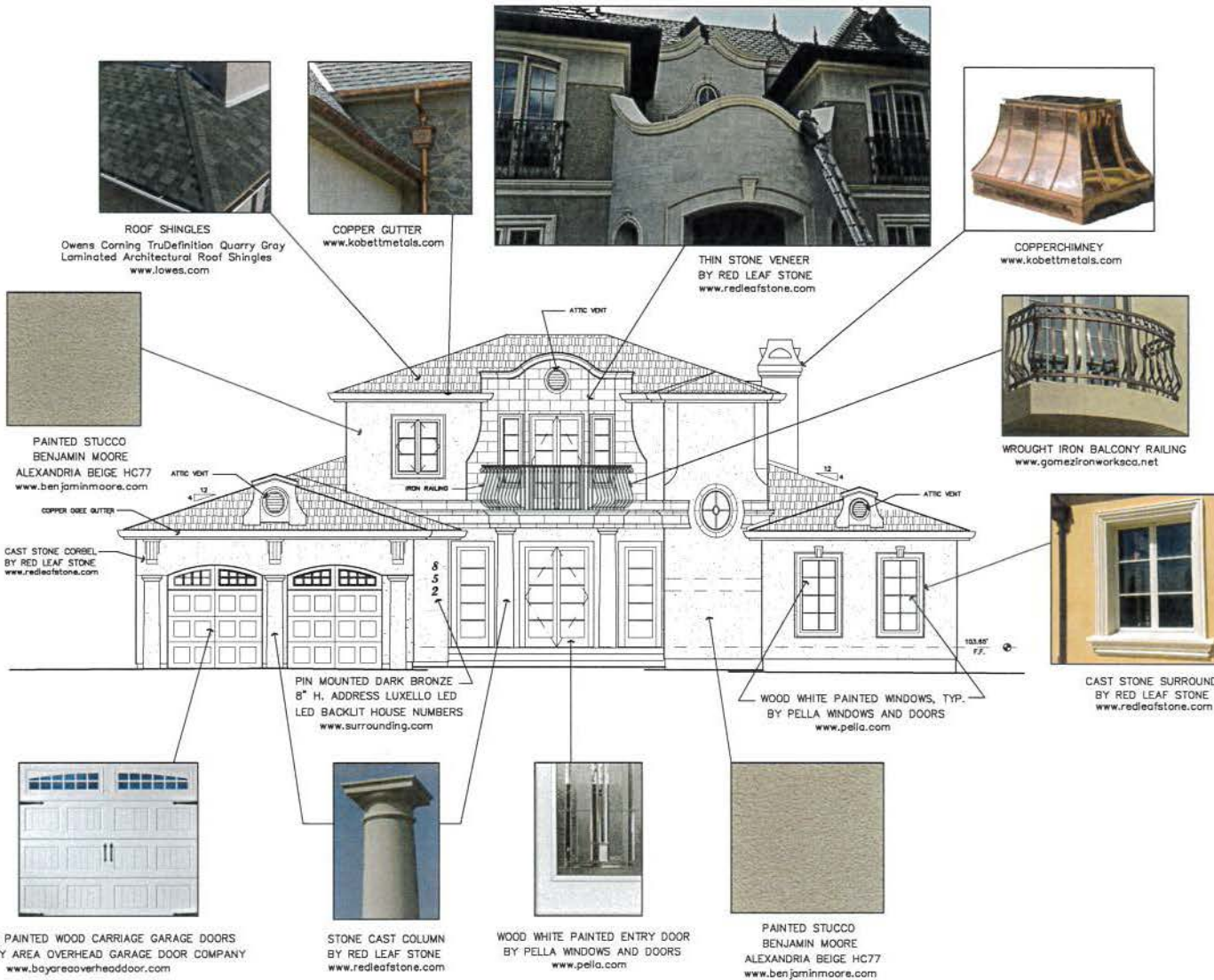




PROJECT NAME:  
**REMODEL  
 AND  
 2nd STORY ADDITION**  
 AT  
 852 PARMA WAY  
 LOS ALTOS, CA 94024

CLIENT NAME:  
**ALLA PETRASHEV**  
 852 PARMA WAY  
 LOS ALTOS, CA 94024

SHEET NAME:



**MATERIAL BOARD**

ALL MATERIALS AND FINISHES SUBJECT TO CHANGE WITHOUT NOTICE.  
 IDENTIFY MATERIALS AND FINISHES BY THE MANUFACTURER'S NAME AND SPECIFICATIONS.  
 THE OWNER AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.  
 VISIT: WWW.REDFLEAFSTONE.COM

REVISIONS	DATE	BY
DESIGN REVIEW	10/23/18	J. LEONOV
RESPONSE TO DESIGN REVIEW COMMENTS	01/23/19	J. LEONOV
RESPONSE TO DESIGN REVIEW COMMENTS	02/22/19	J. LEONOV

STAMPED:

DRAWN BY: J.

DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET **A-5**

**From:** Diana E <diana.ekstrand@gmail.com>  
**Sent:** Tuesday, March 19, 2019 3:44 PM  
**To:** Eliana Hassan  
**Subject:** 852 Parma Way  
**Attachments:** Water accumulation.JPG

Dear Ellie,

We would like to submit comments to the design review for 852 Parma Way. We live across the street from the proposed project at 865 Parma Way and would like to submit the following concerns:

1. The two-story vertical stairwell element in the front looks like a milk carton. The set-back, stone band, and circular window do not do enough to break up this mass. We respectfully request that this mass be further minimized/softened. This "milk carton" feature does not exist elsewhere in our otherwise diverse character neighborhood.

2. The answer to the third part of question #8 on the Neighborhood Compatibility Worksheet has not been answered correctly. In fact, the lot slope of 852 Parma Way is higher than our house which is across the street at 865 Parma Way. The attached photo highlights the significant accumulation of water associated with 852 Parma sloping towards our property. Since the worksheet was not completed accurately, we are concerned that the project may further increase the slope and worsen the situation. Please let us know what the existing and proposed slope will be so that we may assess potential impacts.



Thank you for your attention. Please let us know that you have received our comments and will submit them to the Design Review Commission.

Diana and Brad Ekstrand  
865 Parma Way  
Los Altos  
650-575-8677

